168.0	0001	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	695,400	/	695,400
USE VALUE:	695,400	/	695,400
ASSESSED:	695,400	/	695,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
211		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALLACE JOHN S/ETAL
Owner 2:	WALLACE JENNY A
Owner 3:	
Street 1:	211 FLORENCE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,311 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1916, having primarily Vinyl Exterior and 1249 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6311.000	265,200	3,700	426,500	695,400
Total Card	0.145	265,200	3,700	426,500	695,400
Total Parcel	0.145	265,200	3,700	426,500	695,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 556.77 | /Parcel: 556.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110908
GIS Ref	
GIS Ref	
Insp Date	07/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 168.0-0001-0002.A

!12961!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	265,300	3700	6,311.	426,500	695,500	695,500	Year End Roll	12/18/2019
2019	101	FV	222,200	3700	6,311.	426,500	652,400	652,400	Year End Roll	1/3/2019
2018	101	FV	191,900	3700	6,311.	359,500	555,100	555,100	Year End Roll	12/20/2017
2017	101	FV	191,900	3700	6,311.	329,000	524,600	524,600	Year End Roll	1/3/2017
2016	101	FV	191,900	3700	6,311.	280,300	475,900	475,900	Year End	1/4/2016
2015	101	FV	168,800	3700	6,311.	243,700	416,200	416,200	Year End Roll	12/11/2014
2014	101	FV	168,800	3700	6,311.	225,500	398,000	398,000	Year End Roll	12/16/2013
2013	101	FV	168,800	3700	6,311.	214,500	387,000	387,000		12/13/2012

PRINT

Date	Time
12/11/20	02:58:44

LAST REV

Date	Time
08/09/18	10:25:41
apro	

PAT ACCT. 12961

USER DEFINED

Prior Id # 1:	110908
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALLACE JOHN A	25747-365		10/20/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Entry Denied	336	PATRIOT
4/24/2000	Missed Appt.	270	PATRIOT
12/23/1999	Mailer Sent		
12/19/1999	Measured	264	PATRIOT
9/30/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6311		Sq. Ft.	Site		0	70.	0.97	7									426,533						426,500	

Total AC/HA:	0.14488	Total SF/SM:	6311	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	426,533	Spl Credit		Total:	426,500

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

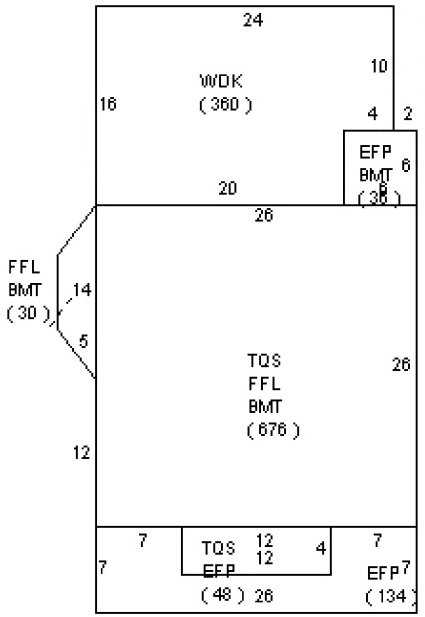
COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

SKETCH



Sum Area By Label :
EFP = 218
TQS = 724
FFL = 706
BMT = 742
WDK = 360

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325856
Depreciation:	60609
Depreciated Total:	265247

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	103.23
Final Total:	265200	Val/Su SzAd	212.33

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	742	52.120	38,672
FFL	First Floor	706	173.730	122,652
TQS	3/4 Story	543	173.730	94,334
WDK	Deck	360	8.690	3,128
EFP	Enclos Porch	218	39.310	8,570

Net Sketched Area:		2,569	Total:	267,356	
Size Ad	1249	Gross Are	2750	FinArea	1249

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

IMAGE

AssessPro **Patriot Properties, Inc**

SPEC FEATURES/YARD ITEMS

PARCEL ID 168.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1916	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700